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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

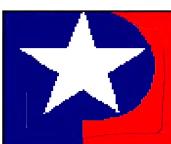
Total Card / Total Parcel

USE VALUE:

1,102,900 / 1,102,900

ASSESSED:

1,102,900 / 1,102,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PERGANTIS MICHAEL	
Owner 2:	
Owner 3:	

Street 1: 14 JASON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: PERGANTIS MICHAEL TR -	
Owner 2: PERGANTIS MARY -	

Street 1: 147 FRANKLIN ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .19 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Stucco Exterior and 2142 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8267		Sq. Ft.	Site		0	90.	0.81	10									601,206						601,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	8267.000	496,600	5,100	601,200	1,102,900		79827
							GIS Ref
							GIS Ref
							Insp Date
							11/24/17

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																										
Type: 12 - Multi-Conver	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	2 ROOMS IN ATTIC.																																																																																																																		
(Liv) Units: 2	Total: 2	A Bath:	Rating:																																																																																																																			
Foundation: 3 - BrickorStone		3/4 Bath:	Rating:																																																																																																																			
Frame: 1 - Wood		A 3QBth:	Rating:																																																																																																																			
Prime Wall: 6 - Stucco		1/2 Bath:	Rating:																																																																																																																			
Sec Wall:		A HBth:	Rating:																																																																																																																			
Roof Struct: 1 - Gable		OthrFix:	Rating:																																																																																																																			
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																																																																																																																
Color: GREY		Kits: 2	Rating: Average					Level FY LR DR D K FR RR BR FB HB L O																																																																																																														
View / Desir:		A Kits:	Rating:					Other																																																																																																														
GENERAL INFORMATION		Fpl: 1	Rating: Average					Upper																																																																																																														
Grade: B- - Good (-)		WSFlue:	Rating:					Lvl 2																																																																																																														
Year Blt: 1910		CONDOS INFORMATION				Lvl 1																																																																																																																
Eff Yr Blt:		Location:				Lower																																																																																																																
Alt LUC:		Total Units:				Totals				RMs: 9	BRs: 3	Baths: 2	HB																																																																																																									
Jurisdct:		Floor:																																																																																																																				
Const Mod:		% Own:																																																																																																																				
Lump Sum Adj:		Name:																																																																																																																				
DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																														
Phys Cond: AV - Average 31. %				Exterior:				No Unit RMS BRS FL																																																																																																														
Functional: %				Interior:				1 9 3																																																																																																														
Economic: %				Additions:																																																																																																																		
Special: %				Kitchen:																																																																																																																		
Override: %				Baths:																																																																																																																		
Total: 31 %				Plumbing:																																																																																																																		
Bsmnt Flr: 12 - Concrete				Electric:																																																																																																																		
Subfloor:				Heating:																																																																																																																		
Bsmnt Gar:				General:				Totals				1	9	3																																																																																																								
Electric: 3 - Typical																																																																																																																						
Insulation: 2 - Typical																																																																																																																						
Int vs Ext: S																																																																																																																						
Heat Fuel: 1 - Oil																																																																																																																						
Heat Type: 3 - Forced H/W																																																																																																																						
# Heat Sys: 2	% Heated: 100	% AC:																																																																																																																				
Solar HW: NO	Central Vac: NO	% Sprinkled:																																																																																																																				
CALC SUMMARY				COMPARABLE SALES																																																																																																																		
Basic \$ / SQ: 170.00				Rate Parcel ID Typ Date Sale Price																																																																																																																		
Size Adj: 1.19347823																																																																																																																						
Const Adj: 0.99742496																																																																																																																						
Adj \$ / SQ: 202.369																																																																																																																						
Other Features: 109000																																																																																																																						
Grade Factor: 1.21																																																																																																																						
NBHD Inf: 1.00000000																																																																																																																						
NBHD Mod:																																																																																																																						
LUC Factor: 1.00																																																																																																																						
Adj Total: 719730																																																																																																																						
Depreciation: 223116																																																																																																																						
Depreciated Total: 496614																																																																																																																						
WtAv\$/SQ:				AvRate:				Ind.Val:																																																																																																														
Juris. Factor:								Before Depr: 244.87																																																																																																														
Special Features: 0								Val/Su Net: 152.14																																																																																																														
Final Total: 496600								Val/Su SzAd 257.04																																																																																																														
MOBILE HOME Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____																																																																																																																						
SPEC FEATURES/YARD ITEMS																																																																																																																						
PARCEL ID 124.0-0002-0004.A																																																																																																																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																					
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	104			5,100		5,100																																																																																																					
2	Frame Shed	D	Y	1	520	A	AV	1990	0.00	T	23.2	104																																																																																																										
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100																																																																																																										
SKETCH																																																																																																																						
SUB AREA																																																																																																																						
SUB AREA DETAIL																																																																																																																						
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